

AZ Urban Studio

– Niall and Penelope Hobhouse

– Planning Consultancy



The Gardener's House (Image: ARU)

Project: The Gardener's House

Location: Hadspen Estate, Somerset

Client: Niall & Penelope Hobhouse

Details: Detached extension to a grade II listed gardener's house on a large estate

AZ Urban Studio recently secured planning permission and listed building consent for a substantial extension to a very small Grade II listed cottage, located within an historic walled garden in the grounds of Grade II* listed Hadspen House. The new building is a 'detached extension', providing approximately 100m² of new residential accommodation alongside refurbishment of the existing 15m² listed cottage.

The project is a key component of the Estate owner's vision to unify a number of building clusters and spaces into a coherent landscape experience, and was designed by the Architecture Research Unit led by Florian Beigel.

AZ Urban Studio led on planning matters, and successfully took the project through a thorough engagement and negotiation process with key stakeholders, including English Heritage and officers of South Somerset District Council, to secure understanding and agreement on all aspects of the project, resulting in timely and uncontested approvals upon submission. AZ Urban Studio also instructed counsel to provide a legal opinion on the issue of the established use of the existing cottage and the matter of abandonment.

The project demonstrates the specialist skills of the AZ Urban Studio planning team in dealing with both complex design-led projects in an historic environment context, and the legal issues associated with confirming established uses which may have waned over time. It is also one of many recent rural estate development and diversification projects that AZ Urban Studio has advised upon.

The Gardener's House project is currently progressing through detailed design, with building work expected to commence in 2011. AZ Urban Studio is retained by the Estate to provide planning and development advice.

Architect: Florian Beigel / ARU

Planning Consultant: AZ Urban Studio

Sustainability Consultant / M&E: Fulcrum